

RICHARD WINDERS, ET AL,  
GRANTOR

TO

WARRANTY DEED

DAN A. BROWN,  
GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal considerations, the receipt and sufficiency of which is hereby acknowledged, the Grantor, RICHARD WINDERS, WALTER WINDERS, CLYDE WINDERS, NANCY SHAW, MARTHA STRICKLAND, BRENDA WINDERS, MARTHA WINDERS, GEORGE WINDERS, MICHAEL WINDERS, IOLA WINDERS, HIRAM WINDERS, HENRY WINDERS, JR., CHARLES KERR, KITTY WINDERS, BESSIE WINDERS, MILDRED CLEVELAND, FRANK WINDERS, DERWARD WINDERS and DEBORAH WINDERS, being all the Heirs of GEORGE WINDERS, hereby sells, conveys, and warrants unto the Grantee, DAN A. BROWN, the land in DeSoto County, Mississippi, being more particularly described as follows:

A 2.74 acre tract, being part of the Winders Tract in Section 28, Township 1 South, Range 6 West, DeSoto County, Mississippi, described as Beginning at a concrete right of way Monument in the south west right of way of old U. S. Highway 78 (Lamar Avenue) at Highway Station 289+74.58; thence south 27 degrees 14 minutes 204.23 feet to a point in the centerline of Old Pidgeon Roost Road; thence north 45 degrees 34 minutes west along the centerline of Pidgeon Roost Road 788.92 feet to a point; thence north 35 degrees 54 minutes east 103.55 feet to a point in the south west right of way of old U. S. Highway 78 (Lamar Avenue); thence South 53 degrees 26 minutes east along said right of way 749.58 feet to a point; thence south 36 degrees 34 minutes west 10.0 feet to the Point of Beginning and containing 2.74 acres. Per survey of Tom King, Land Surveyor, dated December 30, 1985.  
This constitutes all of the land owned by the Grantor in Section 28, Township 1 South, Range 6 West, DeSoto County, Mississippi, whether correctly described or not.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 1986 shall be pro-rated at closing and paid by the Grantee when due. Possession is to be given at closing.

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EXECUTED on the dates indicated by our signatures below.

RICHARD WINDERS\*

WALTER WINDERS\*

CLYDE WINDERS\*

NANCY SHAW\*

MARTHA STRICKLAND\*

GEORGE WINDERS\*

MICHAEL WINDERS\*

IOLA WINDERS\*

HIRAM WINDERS\*

CHARLES KERR\*

KITTY WINDERS\*

BESSIE WINDERS\*

MILDRED CLEVELAND\*

FRANK WINDERS\*

DEBORAH WINDERS\*

By Drue D. Birmingham, Jr. 1-23-86

Drue D. Birmingham, Jr.  
Attorney in Fact for Each of  
The Above Indicated By An  
Asterisk (\*) Pursuant to  
Limited Powers of Attorney  
Granted by Instrument  
Recorded in Power of  
Attorney and Contract Book  
50 at Page 720 in the Office  
of the Chancery Clerk of  
DeSoto County, Mississippi

Brenda W. Winters Anderson 1-21-86  
BRENDA WINDERS (date)

Martha Winters 1-31-86  
MARTHA WINDERS (date)

Henry W. Winters Jr. 1-24-86  
HENRY WINDERS, JR. (date)

Derward W. Winters 2-10-86  
DERWARD WINDERS (date)

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named Drue D. Birmingham, Attorney in Fact for each of the parties above indicated by an asterisk, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed for and on behalf of each of the parties listed above indicated by an asterisk, having been first duly authorized so to do in the Limited powers of Attorney described above.

GIVEN under my hand and official seal of office this the 23<sup>rd</sup> day of January, 1986.

Cande Crandall  
Notary Public

My commission expires:  
7-14-86

STATE OF MISSISSIPPI  
COUNTY OF ~~DESOTO~~ Marshall

This day personally appeared before me, the undersigned authority in and for said County and State, the within named BRENDA WINDERS who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and date therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 21 day of January, 1986.

Lucy Carpenter (Circuit Clerk)  
Notary Public for Marshall

My commission expires:  
1-3-88

STATE OF Mississippi  
COUNTY OF Marshall

This day personally appeared before me the undersigned authority in and for said county and state, the within named MARTHA WINDERS who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this 21 day of January, 1986.

Lucy Carpenter (Circuit Clerk)  
Notary Public for Marshall

My Commission Expires:  
1-3-88

100  
STATE OF Mississippi  
COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said county and state, the within named HENRY WINDERS, JR., who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the date and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this 24th day of January, 1986.

Carole Brander  
Notary Public

My Commission Expires: 07-14-86

STATE OF Mississippi  
COUNTY OF DeSoto

This day personally appeared before me the undersigned authority in and for said county and state, the within named DERWARD WINDERS who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this 17th day of ~~January~~ February, 1986.

Leslie  
Notary Public

My Commission Expires: 11/3/87

GRANTOR'S ADDRESS: c/o Drue D. Birmingham, Esq., 9369 Goodman Rd., Olive Branch, Mississippi 38654

GRANTOR'S ADDRESS: 8610 Old Highway 78, Olive Branch, MS 38654

Filed @ 2:55 PM, 6 March, 1986  
Recorded in Book 188 Page 97  
H. G. Ferguson, Clerk